



FLEX BUILDING

FOR LEASE

±4,000 SF FLEX SPACE

365 Market Street, Kenilworth, NJ 07033

For More Information, Contact the Exclusive Brokers

BRAD JACOBS

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THE BLAU & BERG COMPANY

830 Morris Turnpike, Suite 201, Short Hills, NJ 07078

www.blauberg.com

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LOCATION DESCRIPTION

Approx. 1.34 Miles to Garden State Parkway Exit 138
 Approx 4 Miles to US Highway 1 & 9
 Approx 5 Miles to I-278
 Approx 6.5 Miles to NJ Turnpike Exit 13
 Approx. 9.9 Miles to Newark Liberty International Airport
 Approx. 16.3 Miles to the Holland Tunnel
 Approx. 21.3 Miles to the Lincoln Tunnel

OFFERING SUMMARY

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	4,000 SF
Building Size:	4,000 SF

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Traffic

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Faitoute Ave	Michigan Ave NW	12,371	2016	0.15 mi
Faitoute Ave	Michigan Ave NW	12,829	2018	0.15 mi
Michigan Avenue	Fairfield Ave S	8,585	2020	0.22 mi
S 31st St	Fairfield Ave SE	1,261	2014	0.24 mi
Faitoute Ave	Webster Ave W NW	9,754	2018	0.30 mi
Faitoute Ave	Webster Ave W NW	9,665	2020	0.30 mi
Michigan Ave	Union Ave SE	14,196	2016	0.35 mi
Seaton Ave	Roosevelt St NE	653	2015	0.39 mi
Seaton Ave	Roosevelt St NE	653	2018	0.39 mi
Garden State Parkway	Garden State Pkwy S	249,685	2020	0.39 mi

PROPERTY HIGHLIGHTS

- 4,000 SF Flex Space
- ±2,000 SF Warehouse
- ±2,000 SF Office
- 1 Exterior Dock, 1 Drive-In
- 12 Feet Ceiling Height

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	7,986	64,580	185,729
Total Population	21,828	181,986	519,717
Average HH Income	\$82,520	\$89,161	\$85,810

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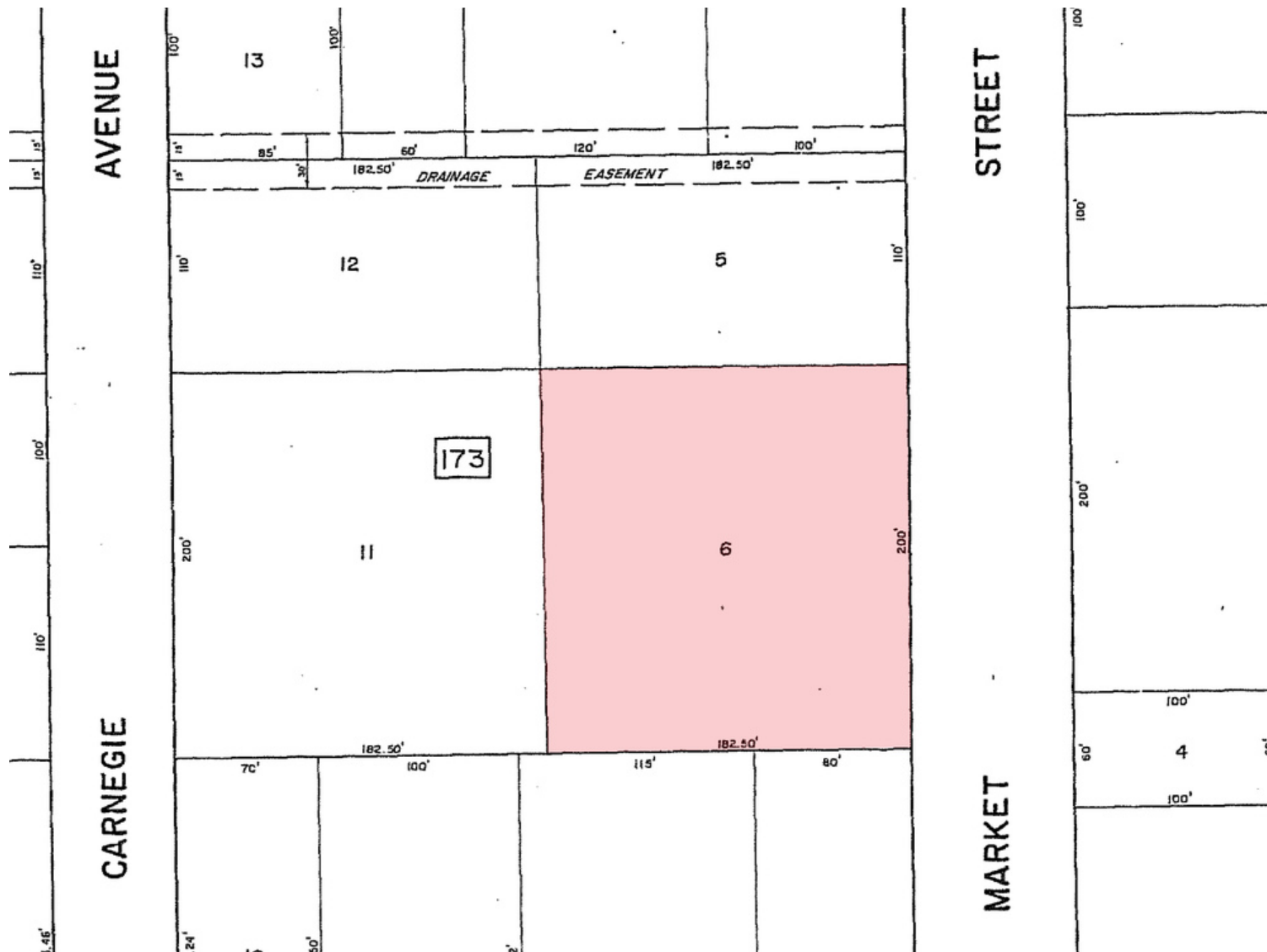
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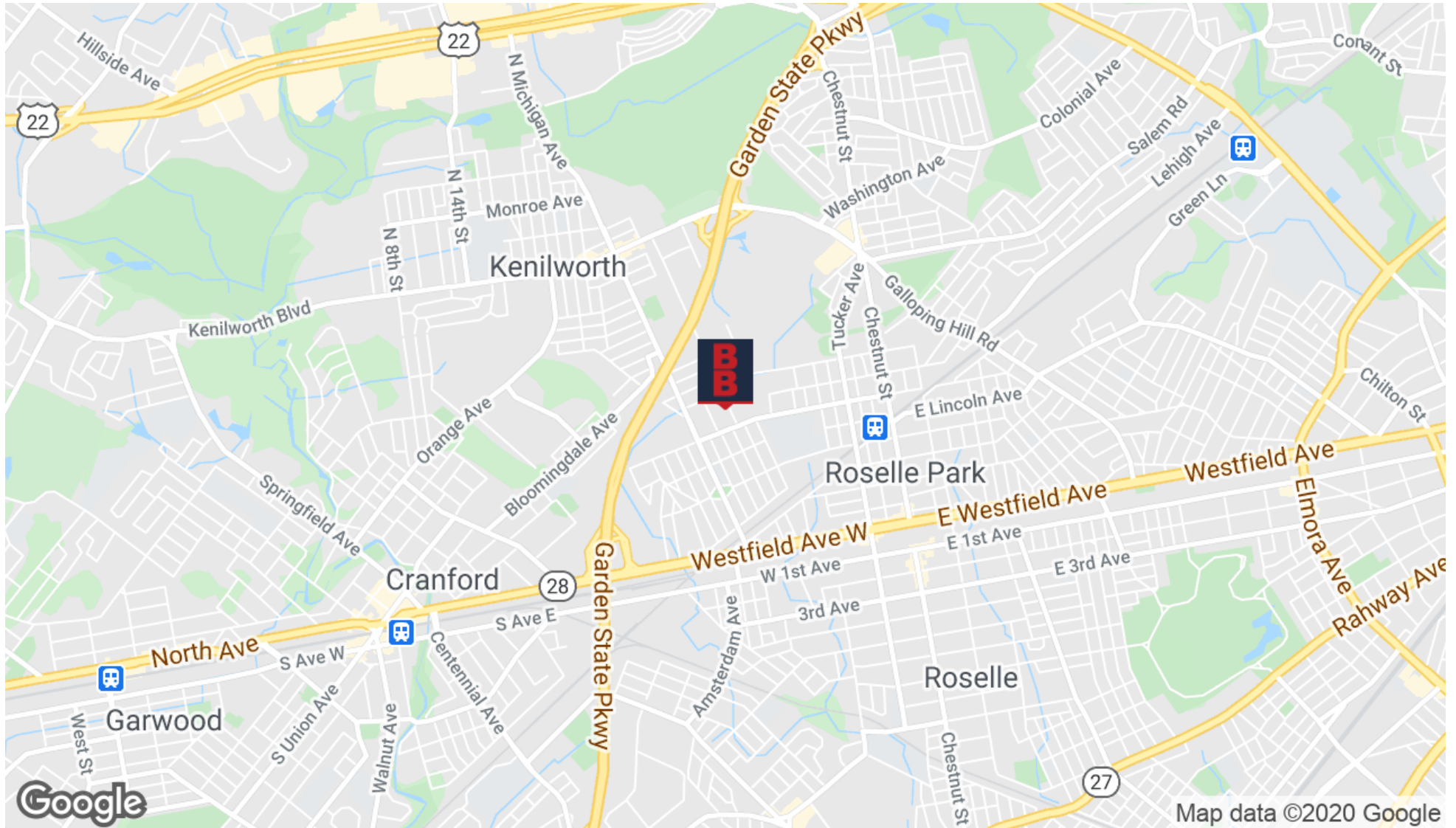
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